

WARRANTY DEED

Darter LLC, a Colorado Limited Liability Company, whose address is 786 Valley Court, Grand Junction, CO 81505, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the SW 1/4 NE 1/4, Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

The north 6.00 feet of the west 807.08 feet of Lot 1, A & B Hall Minor Subdivision as recorded in Plat Book 15 at Page 54.

Containing 4,842 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 15th day of July, 2008.

Darter LLC,
a Colorado Limited Liability Company



By Terry Lawrence
Terry Lawrence, Member

State of Colorado)
)ss.
County of Mesa) **My Commission Expires 10/01/2011**

The foregoing instrument was acknowledged before me this 15th day of July, 2008, by Terry Lawrence, Member for Darter LLC, a Colorado Limited Liability Company.

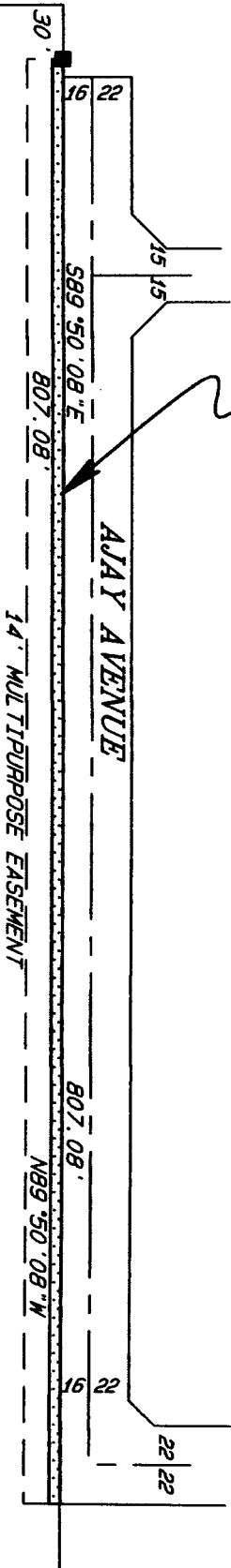
My commission expires: 10/01/2011
Witness my hand and official seal.

Elizabeth R. Barela
Notary Public

EXHIBIT A

C 1/4 COR.
SEC. 4

$N00^{\circ}01'42"E$
303.71'



**6.00' ADDITIONAL
RIGHT-OF-WAY
4,842 SQ. FT.**

BROOKWILLOW VILLAGE,
(PROPOSED) FILING III

LOT 1, A & B HALL MINOR SUBDIVISION
PLAT BOOK 15 PAGE 54

HALLS ESTATES LLC
2945-041-09-001
652 24 1/2 RD

14' MULTIPURPOSE EASEMENT



SCALE 1" = 100'

D H SURVEYS, INC.
970-245-8749
JOB #708-07-06